
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: April 18, 2007

SITE PLAN: SP-07-0001

**TITLE: ASBURY METHODIST VILLAGE
NORTH VILLAGE**

**REQUEST: CONCEPT/PRELIMINARY PLAN
APPROVAL**

For 43 Duplex Units

ZONE: R-90 (Medium Density Residential) Zone

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as applicable)

Owner: Asbury Methodist Village – Mike Reynolds

Engineer: Johnson, Bernat Assoc. Inc. – Geoff Ciniero, PE

Architect: Torti Gallas and Partners, Inc. – Mark Bombaugh & Jeremy Lake

STAFF PERSON: Trudy Schwarz, Community Planning Director

Enclosures:

Staff Comments

Exhibit 1: Location Aerial Map

Exhibit 2: Site plan Location Map

Exhibit 3: Annexation Agreement Sketch Plan

Exhibit 4: Application

Exhibit 5: LEED Checklist

Exhibit 6: E-mail from Sam Farhadi, Montgomery County Dept. of Public Works & Transportation

Exhibit 7: E-mail from Robera Dickey, PEPCO

Exhibit 8: WSSC Comments

Exhibit 9: E-mail from Kimberly Paddison, The Asbury Group

Exhibit 10: Approved Natural Resource Inventory

Exhibit 11: Preliminary Site Plan

Exhibit 12: Conceptual Landscape Plan

Exhibit 13: Conceptual Elevations

STAFF COMMENTS

This site plan is located on the northern portion of the Asbury Methodist Village (Asbury) campus, adjacent to Odend'hal Avenue between its intersections with Lost Knife and Goshen Roads (Exhibit #1). This area previously housed the garden plats for the campus. This site encompasses approximately 10.54 acres (Exhibit #2). The application requests Concept/Preliminary site plan approval for 43 duplex units for independent living.

Background

Although a portion of Asbury Methodist Village including the original building has been within the City jurisdiction since its incorporation, the larger area (100.61 acres) of the campus was annexed in 1991(X-157). This property is governed by an annexation agreement which included a sketch plan for the total campus (Exhibit #3). The subject area was designated for "Optional Development of: Cottages, Patio Homes, Mid Rise Apartments or High Rise Apartments." The agreement also states that the City shall not impose any requirements on Asbury to provide moderately priced dwelling units or the equivalent in any future development on the property. Asbury has also complied with their "trip reduction goal" as outlined in the agreement, presented below in the Transportation section of this staff recommendation.

Environmental

In 1995-1996, Asbury submitted a conceptual site plan (AS-1034) for the western portion of the campus and as a part of the review and then final approvals of the first assisted living building connected to the Herman Wilson Health Center, Asbury did a comprehensive Forest Conservation Plan and document for the campus which was recorded in the land records of Montgomery County (L.140 F.561). This plan protected the stream valley area and set up a ten-year afforestation (planting) plan of a minimum of two inch caliber trees in the designated areas. The planting plan has been completed.

The applicant received approval of an updated Natural Resource Inventory for this northwest portion of the campus on February 6, 2007 (Exhibit #10). The row of trees, mostly non-deciduous, will be removed due to the grading for this development. The applicant has presented a conceptual landscaping plan for the project which replaces the trees removed. Staff asked Asbury to provide street tree planting along Odend'hal Avenue in accordance with the existing phased street tree planting program west of the intersection Odend'hal Avenue and Lost Knife Road/Asbury Drive. This is shown on the conceptual landscape plan (Exhibit #12). Staff would recommend that the Planning Commission add a condition that the street tree planting be extended approximately 220 feet to Goshen Road. (See Condition #4.) In addition, at the time of final site plan, the applicant should provide a tree protection plan for the trees within the subject area along Asbury Drive, where a sidewalk is to be installed (Condition #5).

Originally, the applicant was providing stormwater management (SWM) on site in their regional SWM pond, except a small portion which drains into the stormdrain system in Odend'hal Avenue. This portion of the storm drain system would have needed approval by Montgomery County Department of Public Works and Transportation (MCPW&T)

prior to issuance of a site work permit by the City. However, the engineer modified the plan to divert the water into the existing SWM system on the Asbury campus, so approval of MCPW&T. At this time, the applicant is providing a Conceptual Stormwater Management plan which has been approved by the Department of Public Works, Park Maintenance and Engineering. Prior to Final Site Plan review by the Planning Commission a final plan will be reviewed. In addition, to pipe the water from the water quality structures to the ponds and the stream, the applicant will be required to obtain an Environmental Waiver from the Environment Standards for Development Regulation from the Mayor and City Council (see condition #1.) This has been the standard procedure since the Regulations were adopted.

A stream traversing the property, flowing to the north, and carries the stormwater runoff from the Olde Towne area past an upper pond to a lower pond that serves as a regional SWM pond even though it is a privately owned facility. The stream is in need of restoration work as it is eroding some of its banks and also, eroding the dam of the upper pond which also needs restoration work. As part of the approval of one project in Olde Towne, funds were received to invest in restoring the stream; the cost, however, of the stream restoration, in Staff's estimate, will not only require private funds, but also public funds, such as state grants, since the lower pond is serving as a regional SWM pond. In addition, approvals for the restoration project within the stream and the bank of the dam would be required from the Maryland Department of the Environment (MDE), which is a timely process. Also, there are two steps to the process of revitalization of the stream: 1) Temporary stabilization of the stream channel parallel to the upstream pond dam and to the dam itself and 2) Development of a long term plan to stabilize the total stream within the Asbury property and a phasing and responsibility agreement to implement the project. Staff has worked with the applicant to add Conditions #2 and #3 to set a reasonable time table for these projects. These conditions may be more refined at the time of Final Site Plan Approval.

Site Plan

The site plan proposes 43 duplex units on a private street parallel to Odend'hal Avenue and also Asbury Drive (private). See Exhibit #11. The annexation agreement allows 54 units per acre for the campus, but this 10.54 acre site will have a density of 4.08 units per acre. One unit is not attached but its layout is the same as the other units.

This is designed in a neo-traditional manner with sidewalks and lead walks provided to all the units and rear alleys. All but two units, located nearest to the gatehouse, have attached two-car garages with driveway parking. In addition, the perimeter roads are 28 feet wide which will allow two-way traffic and parallel parking on house side of the street. The parking ordinance requires one-half of a parking space per unit (22 spaces) and the applicant knowing that these units are marketed to the more mobile spectrum of their elderly clients is providing a total of 135 parking spaces (garage, driveway and street) or 3 spaces per unit. (This doesn't include the parallel parking on Asbury Drive or the parking lot for the Rosborough Cultural Arts Center.)

In addition to being a request for Concept/Preliminary Site Plan, this application is also serves as a request for Preliminary Subdivision for a single lot for all 43 units, similar to

the existing Villas located off of Russell Avenue. The lot lines need to be slightly adjusted to match existing parcel lines.

Although the annexation agreement limits the City from enforcing the newly adopted Affordable Housing and Adequate Public Facilities Ordinance, below is a review of how these items are already being met.

Transportation - The annexation agreement required that Asbury comply with the following traffic mitigation measures for ten years, ending in 2001:

- 1) Provide a campus shuttle system and an off campus shuttle program
- 2) Provide car pool spaces for employees
- 3) Provide Metro fareshare program for employees who use public transportation
- 4) Track percentage of employees that utilize public transportation

The applicant continues all of the programs (See Exhibit #9) except item two. Early in 1995 the car pool spaces were deemed non-beneficial or under-utilized because of the multiple work shifts for the different departments within the organization. They were removed from the parking lots where they were marked.

In addition to vehicular transportation issues, Asbury recently dedicated property adjacent to Goshen Road/North Summit Avenue to provide right of way for the newly constructed bike path into Olde Towne. This was part of the implementation of the Olde Towne Master Plan and will also provide for pedestrian traffic.

Schools - Since the subject property is part of a Maryland registered Continuing Care Retirement Community, which requires that a resident be 62 years of age or above (a spouse may be younger) and restricts the occupants from having children reside on the premises, the proposed units will have no impact on the school system.

Emergency Service - The Gaithersburg/Washington Grove Fire Station 8 (Montgomery Village Avenue) provides an eight-minute response time to the property. The property is also served by Fire Station 28 (Darnestown Road) within a ten-minute response time. Therefore the site complies with the requirements for the Adequate Public facilities requirements for Emergency Services. Staff is working with both the City and Montgomery County Fire Rescue Service's office to provide adequate access on site to the fire hydrants and the buildings (Condition #7). At the time of Final Site Plan, staff will request a lane marking plan that will also delineate the fire lanes.

WSSC - A letter (Exhibit #8) was submitted to the City concerning Water and Sewer. In response, the applicant has revised the site plan to tie its utilities into an existing ten inch water line and the existing sewer system that runs parallel to the ponds and stream.

Architecture

Conceptual front one-story elevations have been submitted by the applicant (Exhibit # 13). These show three different elevations including one with a side entry (Elevation

C). Although not identified, the materials are to be cementitious siding with brick on some of the corner units, which will be shown at Final Site Plan review. The dormer windows on the second level are not usable windows. The buildings are twenty feet in height to the ridge of the roof.

Conclusion. Staff recommends granting **SP-07-0001, Asbury North Village, CONCEPT/PRELIMINARY PLAN APPROVAL, FINDING IT IN PRELIMINARY COMPLIANCE WITH § 24-170, WITH THE FOLLOWING CONDITIONS:**

- 1. APPLICANT IS TO RECEIVE APPROVAL OF THE ENVIRONMENTAL WAIVERS BY THE MAYOR AND CITY COUNCIL PRIOR TO FINAL SITE PLAN APPROVAL;**
- 2. APPLICANT IS TO PROVIDE TEMPORARY STABILIZATION OF THE STREAM CHANNEL PARALLEL TO THE UPSTREAM DAM PRIOR TO FINAL OCCUPANCY OF THE FIRST UNIT;**
- 3. APPLICANT TO WORK WITH THE CITY TO DEVELOP A CONCEPT PLAN FOR STABILIZATION OF TOTAL STREAM WITHIN THE ASBURY PROPERTY AND PHASING TIME TABLE AND AGREEMENT FOR ITS IMPLEMENTATION PRIOR TO THE RELEASE OF BONDS FOR THIS PROJECT;**
- 4. APPLICANT TO PROVIDE STREET TREE PLANTING ALONG ODEND'HAL AVENUE EXTENDED TO GOSHEN ROAD;**
- 5. AT THE TIME OF FINAL SITE PLAN, THE APPLICANT SHALL PROVIDE A TREE PROTECTION PLAN FOR THE TREES WITHIN THE SUBJECT AREA ALONG ASBURY DRIVE, WHERE A SIDEWALK IS TO BE INSTALLED;**
- 6. APPLICANT TO ADJUST LOT LINES TO MATCH EXISTING PARCEL LINES; AND**
- 7. APPLICANT TO PROVIDE TWO ADDITIONAL FIRE HYDRANTS FOR ADEQUATE FIRE SAFETY AT THE TIME OF FINAL SITE PLAN APPROVAL.**

SP-07-0001 550

1 inch equals 530 feet

275

0

550 Feet

Asbury North Village

110

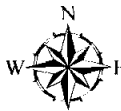
55

0

110

Meters

MD State Plane
HPGN NAD 83/91



Americas, Inc., 2007. www.islar.com Property boundaries and planimetric basemap ©2007 M-NCPPC and City of Gaithersburg. All rights reserved. Aerial photo acquired April 2006.



City of Gaithersburg
Planning and Code Admin
31 S Summit Ave
Gaithersburg, MD 20877
(301) 258-6330
www.gaithersburgmd.gov

SP-07-0001 Asbury.mxd • 12-Apr-2007 • tws

The City of Gaithersburg makes no warranty, express or implied, for the completeness and accuracy of the information depicted on this map. This map may not be reproduced, in whole or in part, without the express written permission of the City of Gaithersburg and other referenced parties



Exhibit
1

SP-07-0001

4/18/07
PERMAD 000-001-0000

LOCATION PLAN
SCALE: 1"=400'

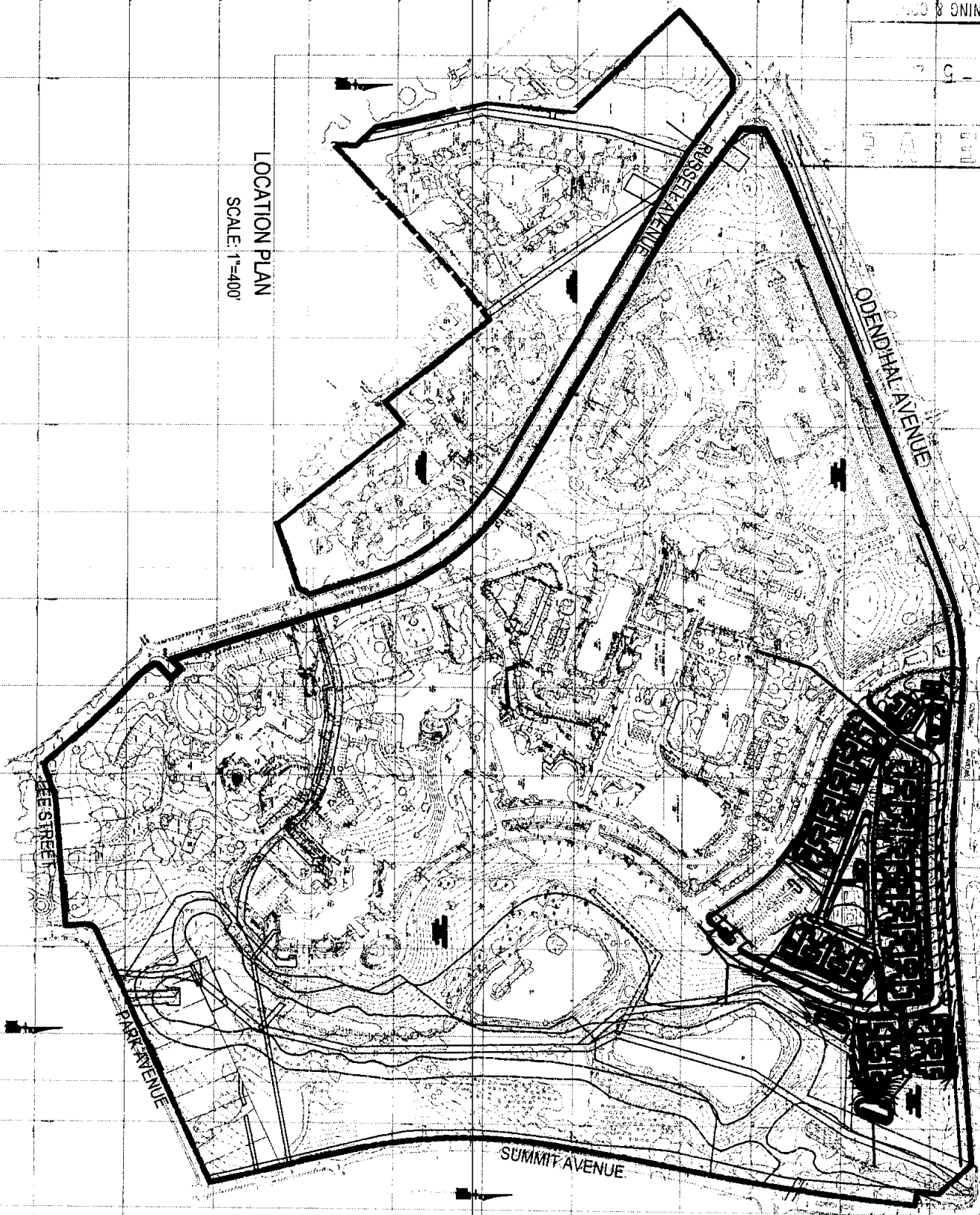


Exhibit
#2
SP-07-0001
4/18/07
PENNSD 800-631-6989

EXHIBIT "C"

LEGEND

1. Existing Independent Living: High Rise Apartments
2. Existing Apartment Center
3. Existing Wilson Health Care Center to be converted to Assisted Living.
4. Existing Asbury Home: Assisted Living
5. Existing Administration Building
6. Future Activities Center, Maintenance, Shops, Laundry
7. Future Health Care Center
8. Parking
9. Pond
10. Detention Basin
11. Open 'Green' Area
12. New Entry
- Inter Building Linkage System



Composite Master Site Plan

November 20 1999

Exhibit #3
SP-07-0001
4/18/07
PENAD 800-631-5889

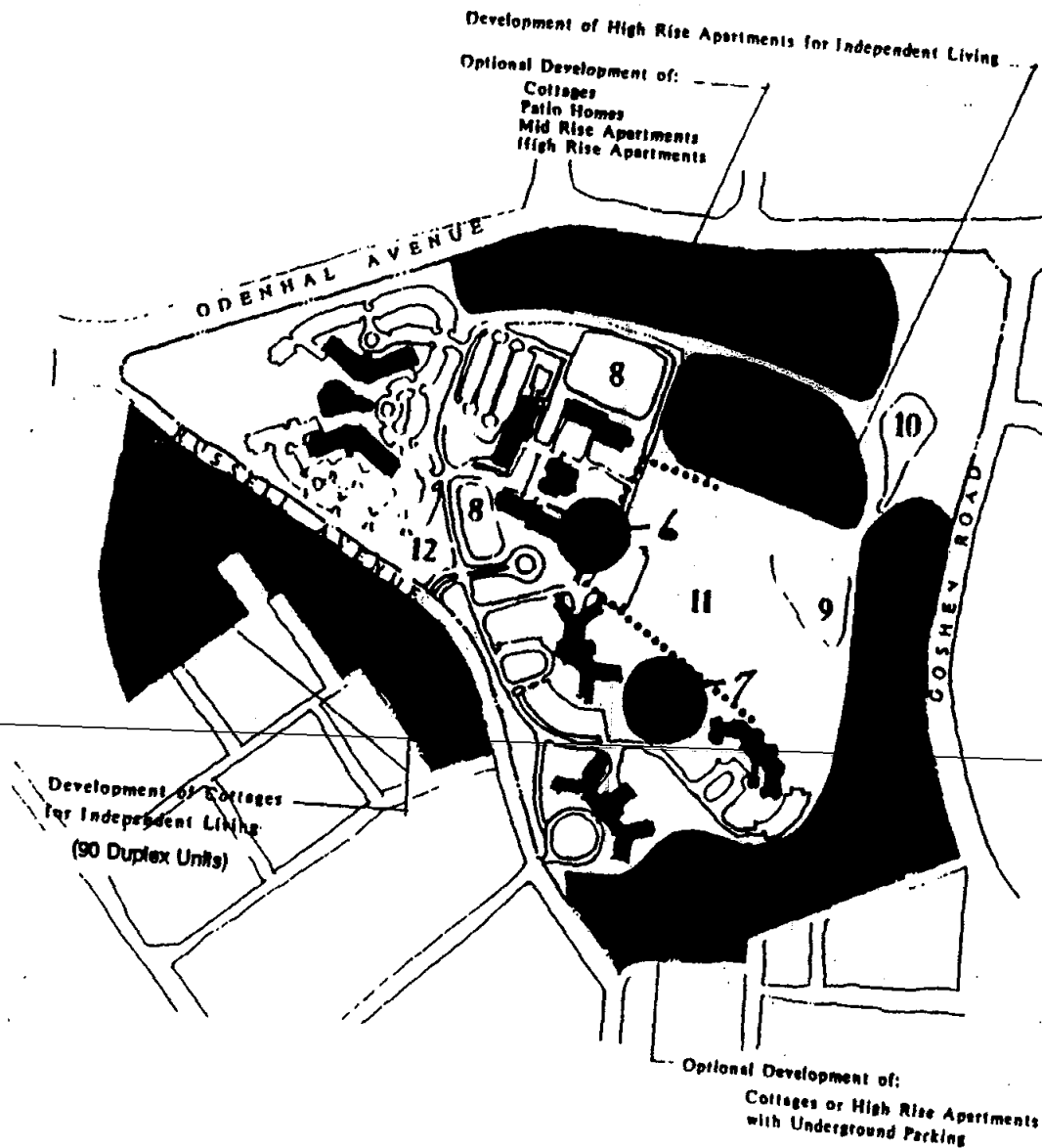
Asbury Methodist Village

Master Plan

LIBER 9723 JUL 07 31

Architectural
Engineering
Planning
Interior

SFCS



City of Gaithersburg • 11 South Summit Avenue • Gaithersburg, Maryland 20877 • Telephone: 301-258-6330 • Fax: 301-258-6336
plancode@gaithersburgmd.gov • www.gaithersburgmd.gov

MAR 8 2007

SITE PLAN APPLICATION

PLANNING COMMISSION
GAITHERSBURG, MD

Conforms with Article III, Division 19, Section 24-160 D.9
and Article V of the City Code

Application # SP-07-0001
Date Filed 3-8-07
Total Fee 1,030.00 *pd.*

- ☒ CONCEPT
☒ PRELIMINARY
☐ FINAL (MXD FEE APPLIES)
☐ SCHEMATIC DEVELOPMENT

1. SUBJECT PROPERTY

Project Name ASBURY METHODIST VILLAGE (VILLAS NORTH) 201 Russell
Street Address ODEND'HAL AVENUE
Zoning R-90 Historic area designation ☐ Yes ☒ No
Lot Parcel 1 Block _____ Subdivision ASBURY METHODIST VILLAGE
Tax Identification Number (must be filled in) 09-00843078

2. APPLICANT

Name ASBURY METHODIST HOMES INC. c/o MIKE REYNOLDS
Street Address 201 RUSSELL AVENUE Suite No. _____
City GAITHERSBURG State MD. Zip Code 20877
Telephones: Work (301) 216-4043 Home N/A

3. CITY PROJECT NUMBER

Original Site Plan Number (if applicable) N/A
Name of previously approved Final Plan (if applicable) N/A

4. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name TORTI GALLAS PARTNERS INC.
Architect's Maryland Registration Number _____ Telephone (301) 588-4800
Street Address 1300 SPRING STREET Suite No. 4th FLOOR
City SILVER SPRING State MD. Zip Code 20910

Engineer's Name JOHNSON, BERNAT ASSOC. INC. c/o GEOFFREY CINIERO
Engineer's Maryland Registration Number 22538 Telephone (301) 963-1133
Street Address 1395 PICCARD DRIVE Suite No. 350
City ROCKVILLE State MD. Zip Code 20850

Developer's Name ASBURY METHODIST HOMES INC. Telephone (301) 216-4043
Street Address 201 RUSSELL AVENUE Suite No. _____
City GAITHERSBURG State MD. Zip Code 20877
Contact Person MIKE REYNOLDS

5. PROPERTY OWNER

Name ASBURY METHODIST HOMES INC.
Street Address 201 RUSSELL AVENUE Suite No. _____
City GAITHERSBURG State MD. Zip Code 20877
Telephones: Work (301) 216-4043 Home N/A

Exhibit
#4
SP-07-0001
4/8/07
PERMAD 200-637-6989

6. PRIMARY USE

☐ Mixed Use

☐ Non-Residential

☒ Residential

7. PROPOSED UNIT TYPE

☐ Mixed Use

☐ Office/Professional

☐ Restaurant

☐ Retail/Commercial

☐ Residential Multi-Family

☒ Residential Single Family

☐ Other

8. WORK DESCRIPTION

SLAB ON GRADE DUPLEX/SINGLE FAMILY UNITS, GRADING,
WATER, SEWER, STORM DRAIN, ROADS (INTERNAL)

9. PROJECT DETAIL INFORMATION. Please supply the following information.

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)		—	528,818
2. Site Area (acres)		—	12.14
3. Total Number of Dwelling Units/Lots		—	43
4. Height of Tallest Building		50 MAX.	35
5. Green Area (square feet)		185,086 MIN.	211,527
6. Number of Dwelling Units/Acre		54	3.54
7. Lot Coverage (percent)		—	60%
8. Green Area (percent)		35%	40%
9. Residential			
a. Single Family Detached	# Units	—	43
b. Single Family Attached	# Units	—	—
c. Multi-Family Condo	# Units	—	—
d. Multi-Family Apartment	# Units	—	—
e. Other		—	—
10. Retail/Commercial	Sq. Ft.	—	—
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.	—	—
12. Office/Professional	Sq. Ft.	—	—
13. Warehouse/Storage	Sq. Ft.	—	—
14. Parking		22	43+
15. Shared Parking/Waiver		N/A	N/A
16. Other		—	—
17. Totals			

10. SUBMISSION REQUIREMENTS

- Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
- Completion of the table above.
- Completed checklist.
- Fee as applicable.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicants Name (please print) MIKE REYNOLDS Telephone (301) 216-4043

Applicant's Signature [Signature] Date 3/8/07



Leadership in Energy and Environmental Design LEED™ Version 2.1 Project Checklist

Project Name: _____
Tax ID: _____
Address: _____

For more information regarding LEED™, refer to the US Green Building Council website at <http://www.usgbc.org>

Yes ? No

5 Sustainable Sites 14 Points

<input checked="" type="checkbox"/>	Prereq 1	Erosion & Sedimentation Control	Required
<input checked="" type="checkbox"/>	Credit 1	Site Selection	1
<input checked="" type="checkbox"/>	Credit 2	Urban Redevelopment	1
<input checked="" type="checkbox"/>	Credit 3	Brownfield Redevelopment	1
<input checked="" type="checkbox"/>	Credit 4.1	Alternative Transportation, Public Transportation Access	1
<input checked="" type="checkbox"/>	Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1
<input checked="" type="checkbox"/>	Credit 4.3	Alternative Transportation, Alternative Fuel Vehicles	1
<input checked="" type="checkbox"/>	Credit 4.4	Alternative Transportation, Parking Capacity and Carpooling	1
<input checked="" type="checkbox"/>	Credit 5.1	Reduced Site Disturbance, Protect or Restore Open Space	1
<input checked="" type="checkbox"/>	Credit 5.2	Reduced Site Disturbance, Development Footprint	1
<input checked="" type="checkbox"/>	Credit 6.1	Stormwater Management, Rate and Quantity	1
<input checked="" type="checkbox"/>	Credit 6.2	Stormwater Management, Treatment	1
<input checked="" type="checkbox"/>	Credit 7.1	Landscape & Exterior Design to Reduce Heat Islands, Non-Roof	1
<input checked="" type="checkbox"/>	Credit 7.2	Landscape & Exterior Design to Reduce Heat Islands, Roof	1
<input checked="" type="checkbox"/>	Credit 8	Light Pollution Reduction	1

Yes ? No

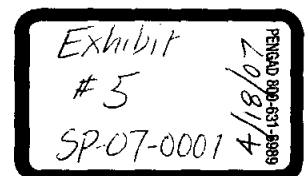
2 Water Efficiency 5 Points

<input checked="" type="checkbox"/>	Credit 1.1	Water Efficient Landscaping, Reduce by 50%	1
<input checked="" type="checkbox"/>	Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation	1
<input checked="" type="checkbox"/>	Credit 2	Innovative Wastewater Technologies	1
<input checked="" type="checkbox"/>	Credit 3.1	Water Use Reduction, 20% Reduction	1
<input checked="" type="checkbox"/>	Credit 3.2	Water Use Reduction, 30% Reduction	1

Yes ? No

0 Energy & Atmosphere 17 Points

<input checked="" type="checkbox"/>	Prereq 1	Fundamental Building Systems Commissioning	Required
<input checked="" type="checkbox"/>	Prereq 2	Minimum Energy Performance	Required
<input checked="" type="checkbox"/>	Prereq 3	CFC Reduction in HVAC&R Equipment	Required
<input checked="" type="checkbox"/>	Credit 1	Optimize Energy Performance	1 to 10
<input checked="" type="checkbox"/>	Credit 2.1	Renewable Energy, 5%	1
<input checked="" type="checkbox"/>	Credit 2.2	Renewable Energy, 10%	1
<input checked="" type="checkbox"/>	Credit 2.3	Renewable Energy, 20%	1
<input checked="" type="checkbox"/>	Credit 3	Additional Commissioning	1
<input checked="" type="checkbox"/>	Credit 4	Ozone Depletion	1
<input checked="" type="checkbox"/>	Credit 5	Measurement & Verification	1
<input checked="" type="checkbox"/>	Credit 6	Green Power	1



0		
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Materials & Resources

13 Points

[illegible]

Prereq	Requirement	Required
Prereq 1	Storage & Collection of Recyclables	
Credit 1.1	Building Reuse , Maintain 75% of Existing Shell	1
Credit 1.2	Building Reuse , Maintain 100% of Shell	1
Credit 1.3	Building Reuse , Maintain 100% Shell & 50% Non-Shell	1
Credit 2.1	Construction Waste Management , Divert 50%	1
Credit 2.2	Construction Waste Management , Divert 75%	1
Credit 3.1	Resource Reuse , Specify 5%	1
Credit 3.2	Resource Reuse , Specify 10%	1
Credit 4.1	Recycled Content , Specify 5% (post-consumer + ½ post-industrial)	1
Credit 4.2	Recycled Content , Specify 10% (post-consumer + ½ post-industrial)	1
Credit 5.1	Local/Regional Materials 20% Manufactured Locally	1
Credit 5.2	Local/Regional Materials of 20% Above, 50% Harvested Locally	1
Credit 6	Rapidly Renewable Materials	1
Credit 7	Certified Wood	1

Yes ? No

Indoor Environmental Quality

15 Points

[illegible]

Prereq	Minimum IAQ Performance	Required
Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required
Credit 1	Carbon Dioxide (CO₂) Monitoring	1
Credit 2	Ventilation Effectiveness	1
Credit 3.1	Construction IAQ Management Plan, During Construction	1
Credit 3.2	Construction IAQ Management Plan, Before Occupancy	1
Credit 4.1	Low-Emitting Materials, Adhesives & Sealants	1
Credit 4.2	Low-Emitting Materials, Paints	1
Credit 4.3	Low-Emitting Materials, Carpet	1
Credit 4.4	Low-Emitting Materials, Composite Wood & Agrifiber	1
Credit 5	Indoor Chemical & Pollutant Source Control	1
Credit 6.1	Controllability of Systems, Perimeter	1
Credit 6.2	Controllability of Systems, Non-Perimeter	1
Credit 7.1	Thermal Comfort, Comply with ASHRAE 55-1992	1
Credit 7.2	Thermal Comfort, Permanent Monitoring System	1
Credit 8.1	Daylight & Views, Daylight 75% of Spaces	1
Credit 8.2	Daylight & Views, Views for 90% of Spaces	1

Yes ? No

Innovation & Design Process

6 Points

		X
		X
		X
		X
X		
Yes	?	No

Credit 1.1	Innovation in Design: Provide Specific Title	1
Credit 1.2	Innovation in Design: Provide Specific Title	1
Credit 1.3	Innovation in Design: Provide Specific Title	1
Credit 1.4	Innovation in Design: Provide Specific Title	1
Credit 2	LEED™ Accredited Professional	1

Yes ? No

Project Totals (pre-certification estimates)

69 Points

Certified 26-32 points **Silver** 33-38 points **Gold** 39-51 points **Platinum** 52-69 points

Trudy Schwarz - Asbury North Village and Self Storage

From: "Farhadi, Sam" <Sam.Farhadi@montgomerycountymd.gov>
To: "Trudy Schwarz" <TSchwarz@gaitthersburgmd.gov>
Date: 03/19/2007 9:16 AM
Subject: Asbury North Village and Self Storage

Hi Trudy,

Here are our comments for Self Storage on Old Game Preserve Road:

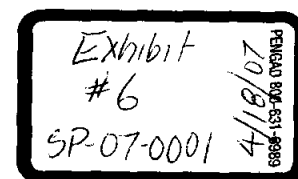
1. R/W dedication for Old Game Preserve Road per MNCPPC- Transportation Planning Section.
2. Need complete storm drain adequacy analysis.
3. We have not received a sight distance analysis showing adequate sight distance for the access points.
4. Need ADA compatible sidewalk.
5. Improvements on Old Game Preserve Road will be determined when item#1 above is addressed.

Here are our comments for Asbury North Village

1. R/W dedication for Odendhal Ave per MNCPPC- Transportation Planning Section.
2. Need storm drain adequacy analysis.
3. The owner will be required to furnish this office with a recorded covenant whereby said owner agrees to pay a prorata share for the future construction or reconstruction of Odendtal Road, whether built as a Montgomery County project or by private developer under permit. The deed reference for this document is to be provided on the record plat.

Thanks,

Sam



Trudy Schwarz - Re: Asbury

From: <rddickey@pepco.com>
To: "Trudy Schwarz" <TSchwarz@gaitthersburgmd.gov>
Date: 03/22/2007 7:11 AM
Subject: Re: Asbury

Trudy,

That's fine, but the Utility Coordination Committee for Easements needs to have a meeting with the applicant and the Civil Engineer if they anticipate Pepco installing conduit in the private alleys which we will not, any overlapping easements, such as WSSC and water and sewer. WSSC requires a 20' easement and 5' separation from any other utilities, including water and sewer and cannot overlap the 10' PUE. Once we have established this then we will all issue the approved concept letter. If these conditions are not met, then we tell them we will not issue the letter, but we do give the them suggestions on what to change.

We owe all of you a tremendous amount of thanks for your focus on these issues and especially for bringing all of these issues to the surface.

I will contact the applicant if he doesn't contact me.

Thanks,

Bobbie

Roberta D. Dickey
 201 West Gude Drive
 Rockville, MD 20850
 email rddickey@pepco.com

301-548-4305 (OFC)
 240-375-4154 (CELL)

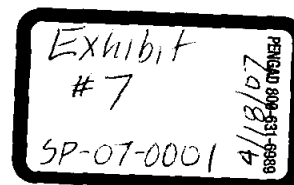
"Trudy Schwarz" <TSchwarz@gaitthersburgmd.gov>

03/21/2007 08:20 AM

To <rddickey@pepco.com>

cc

Subject Re: Asbury



Bobbie,

I have already asked them to add a PUE on Odend'hal Avenue. The rest of the roadways are private streets and the property will be recorded as one lot similar to the Asbury Villas located on the southwest side of Russell Avenue.

Trudy

>>> <rddickey@pepco.com> 03/20/2007 4:25 PM >>>

That's OK and Doug and I will review this tomorrow. I look forward to hearing from him.



**WASHINGTON SUBURBAN
SANITARY COMMISSION**

14501 Sweitzer Lane • Laurel, MD 20707 • 301-206-8000
www.wsscwater.com • TTY: 301-206-8345

TO: TRUDY SCHWARZ, PLANNING AND CODE ADMINISTRATION
CITY OF GAITHERSBURG

FROM: NORMA J. THACKER, DSC TECHNICIAN II
DEVELOPMENT SERVICES GROUP
PHONE #301-206-8643
E-MAIL – nthacke@wsscwater.com

DATE: MARCH 26, 2007

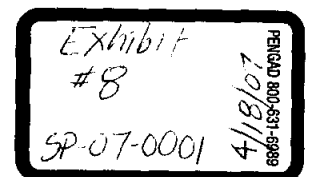
SUBJECT: ASBURY NORTH VILLAGE

Site Plan Number: **SP-07-0001**

The above referenced submittal has been reviewed with the following comments:

- ☒ Water Extension may be required.
- ☐ Sewer is available.
- ☒ Existing WSSC facilities are located on the site. Submission should be made to the WSSC. Call Relocations Unit at 301-206-8738.
- ☒ Onsite plan review package should be submitted. Contact our Permit Services Unit at 301-206-4003 for additional information. May be able to tie into the existing 10" onsite water pipeline 87OS0149 if the proposed site is in the same ownership. Contact WSSC Permit Services Unit to determine permitting process to serve the proposed site development.
- ☐ Project # _____ is an approved project within the limits of this proposed site. Contact _____ at _____ for additional information.
- ☒ Additional Rights-of-Way may be required. _____
- ☐ Other: _____
- ☐ No comment.

Referral Reply Due Date: March 30, 2007



Trudy Schwarz - Asbury North Campus Villas

From: "Paddison, Kimberly (TAG)" <kpaddison@TheAsburyGrp.com>
To: <TSchwarz@gaithersburgmd.gov>
Date: 04/02/2007 11:32:43 AM
Subject: Asbury North Campus Villas
CC: "Reynolds, Mike (TAG)" <MReynolds@TheAsburyGrp.com>

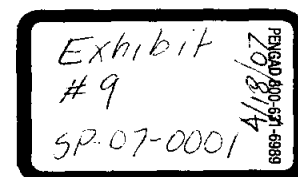
Trudy --

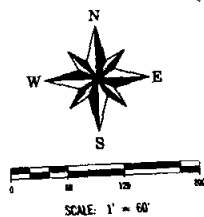
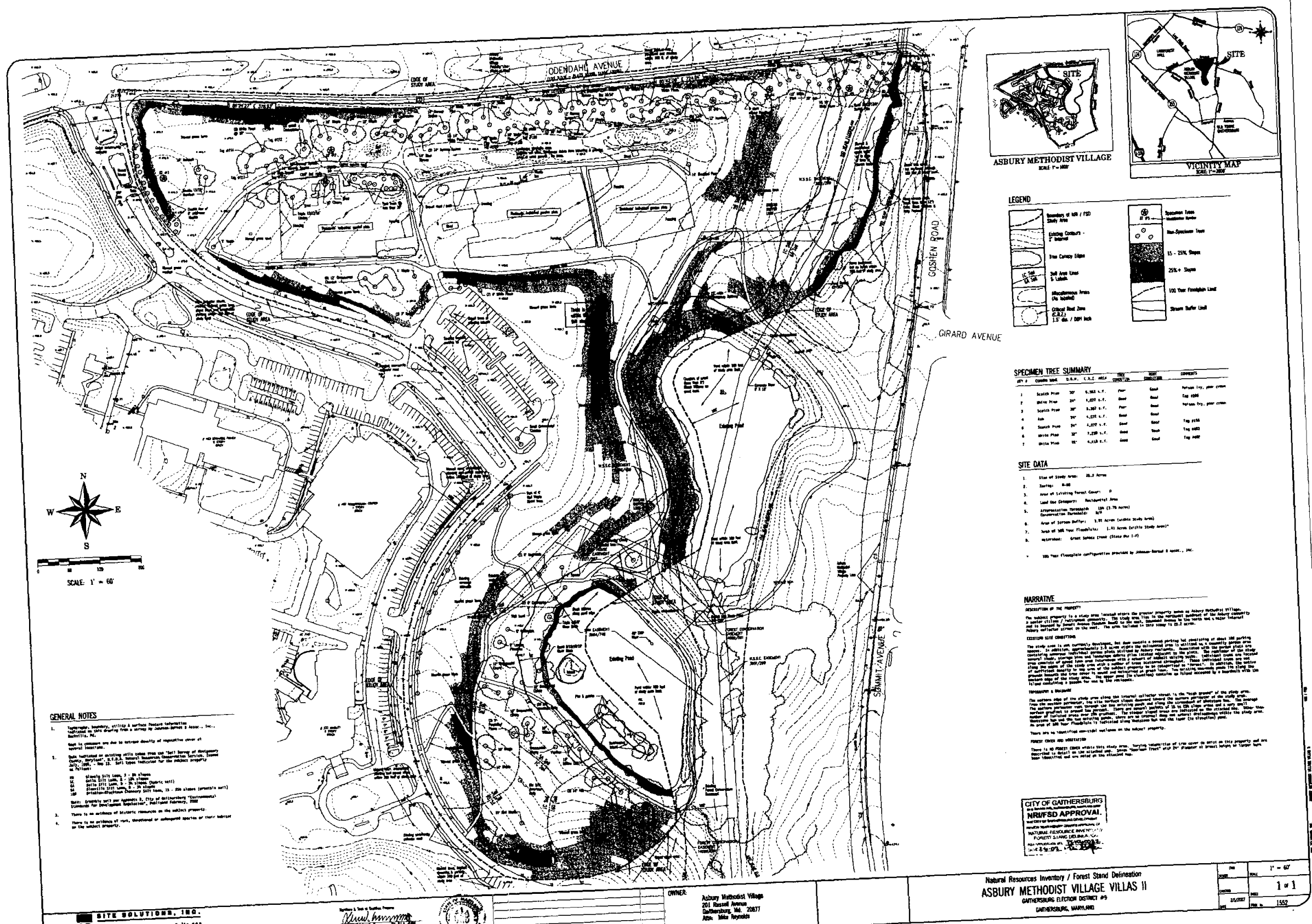
Mike Reynolds asked that I find out some information for you. Please see below for the answers to your questions.

Please let me know if you have any other questions.

Best,
Kimberly Paddison
The Asbury Group
301-987-6358 office
240-813-5297

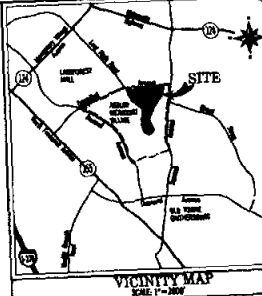
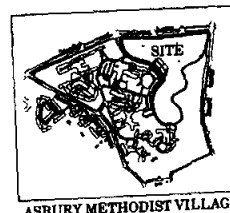
-
- 1) Does Asbury still have an on campus shuttle and an off campus shuttle?
ANSWER - YES
 - 2) Are there designated car pool spaces for employees?
ANSWER - NO
 - 3) Does Asbury provide Metro fareshare program for employees who use public transportation?
ANSWER - YES
 - 4) Is there a known percentage of employees that utilize public transportation?
ANSWER - approx 24% (based on 2005 & 2006 statistics)





GENERAL NOTES

- Topographic boundary, setting & surface feature information is shown on this map. A survey of the site was conducted by SITE SOLUTIONS, INC. in 1997.
- Due to constraints on the site, the density of vegetation cover is shown on this map.
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LEGEND

- Boundaries of ASB / FSD
- Study Area
- Existing Contours - 5' Interval
- Tree Canopy Edge
- Soil Area Line
- Aluminum Area
- Other Soil Line
- 1.5' dia / 100' inch
- Specimen Tree
- Non-Specimen Tree
- 15 - 25% Slope
- 25% + Slope
- 100 Year Floodplain Limit
- Stream Buffer Limit

SPECIMEN TREE SUMMARY

ST. #	Count	Size	Age	Height	Comments
1	1	30'	10"	10'	Specimen tree, poor crown
2	1	30'	10"	10'	Specimen tree, poor crown
3	1	30'	10"	10'	Specimen tree, poor crown
4	1	30'	10"	10'	Specimen tree, poor crown
5	1	30'	10"	10'	Specimen tree, poor crown
6	1	30'	10"	10'	Specimen tree, poor crown
7	1	30'	10"	10'	Specimen tree, poor crown

SITE DATA

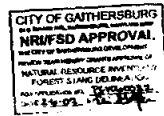
- Size of study area: 28.2 Acres
- Location: 100'
- Area of existing forest cover: 10'
- Land use: Residential Area
- Approximate perimeter: 100' (3.78 acres)
- Construction perimeter: 100'
- Area of 100' buffer: 100' (3.78 acres)
- Area of 100' buffer: 100' (3.78 acres)
- Area of 100' buffer: 100' (3.78 acres)
- Area of 100' buffer: 100' (3.78 acres)

NARRATIVE

DESCRIPTION OF THE PROPERTY
The subject property is a study area located within the village of Asbury Methodist Village. The study area is located within the village boundaries and is bounded by Odenbach Avenue to the north, Girard Avenue to the east, and Summit Avenue to the south. The study area is bounded by a 100' buffer zone.

EXISTING SITE CONDITIONS
The study area is an existing residential area. The study area is bounded by a 100' buffer zone. The study area is bounded by a 100' buffer zone.

PROPOSED DEVELOPMENT
The study area is an existing residential area. The study area is bounded by a 100' buffer zone. The study area is bounded by a 100' buffer zone.

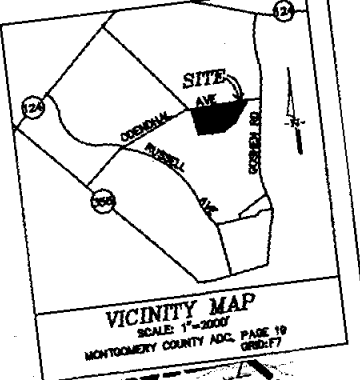


Natural Resources Inventory / Forest Stand Delineation
ASBURY METHODIST VILLAGE VILLAS II
GAIHERSBURG ELECTION DISTRICT #9
GAIHERSBURG, MARYLAND

Exhibit #10
SP-07-0001
4/18/07
5885-103-008 OFFICIAL

NOTES:

1. UNITS 1, 2, 3, 4, 18, 20, 23, 24, 27, 28, 33, 34, & 43 ARE TO HAVE 3 FOOT HIGH BRICK WALLS TO SCREEN THE PATIO AREAS. ALL OTHER UNITS ARE TO HAVE 8 FOOT HIGH SITE TIGHT WOOD FENCES TO SCREEN THE PATIO AREAS.



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J.B.A.
Johnson • Bernat • Associates, Inc.

Engineering • Surveying • Planning

DATE	REVISIONS PRIOR TO APPROVAL

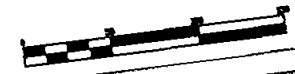
**ASBURY NORTH VILLAGE
PRELIMINARY SITE PLAN**

Exhibit #11
SP-07-0001
4/18/07
6869-133-008 (D) (S) (R) (E) (L)

OWNER/DEVELOPER
ASBURY METHODIST VILLAGE INC.
501 RUSSELL AVENUE
ROCKVILLE, MD 20851
PHONE: 301-251-2853
CONTACT: MRS. MICHELLE



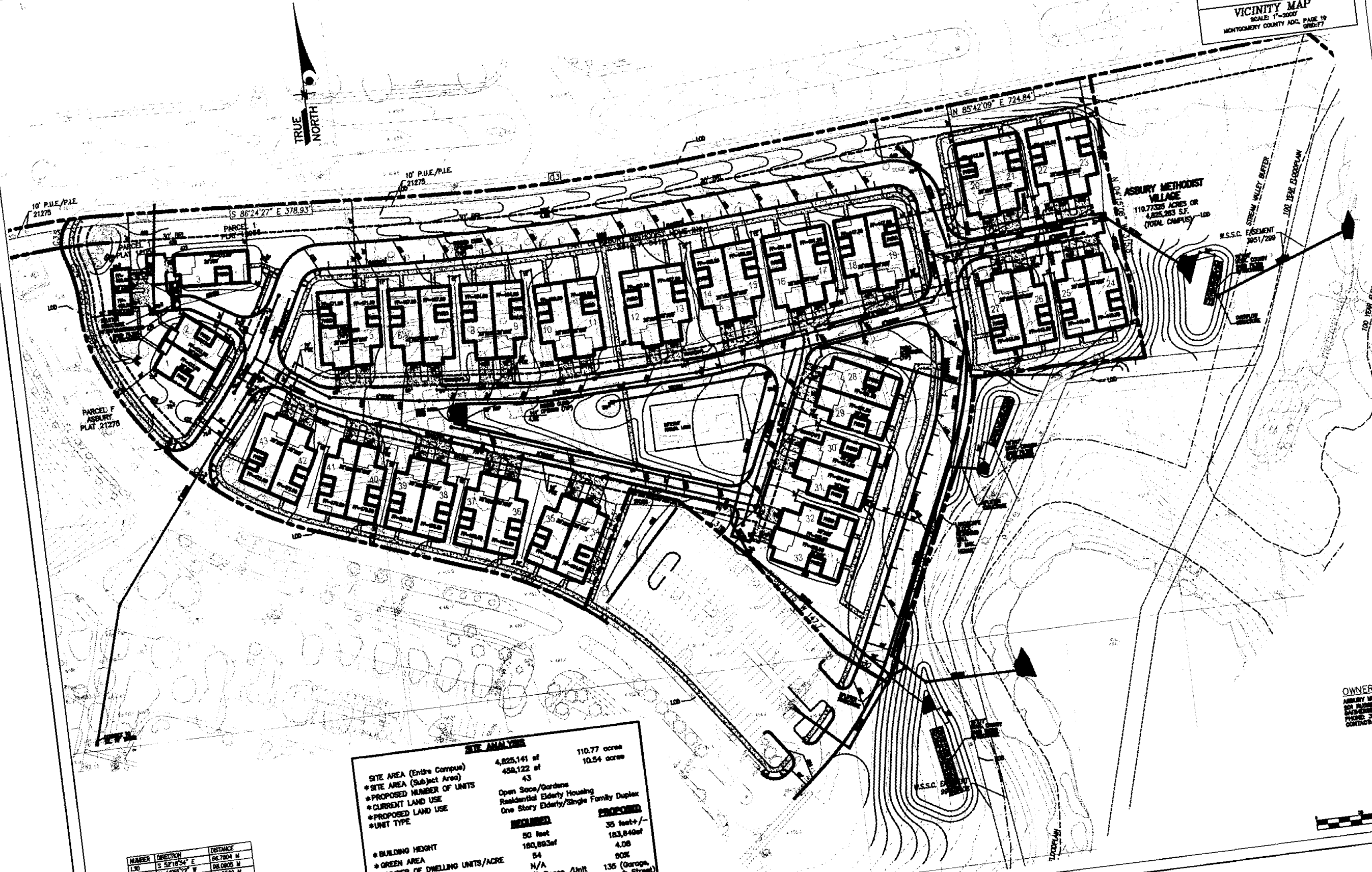
PLAN NO.: C-1
SCALE: 1"=80'
DATE: 03/28/07
SHEET 2 OF 2
FILE NO: 06-031

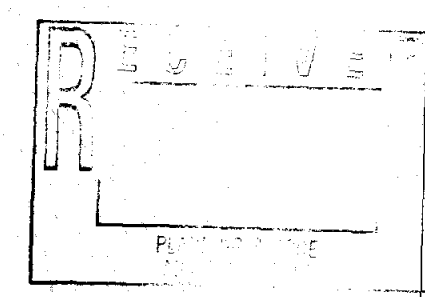


SITE ANALYSIS		
SITE AREA (Entire Campus)	4,825,141 sf	110.77 acres
* SITE AREA (Subject Area)	458,122 sf	10.54 acres
* PROPOSED NUMBER OF UNITS	43	
* CURRENT LAND USE	Open Space/Gardens	
* PROPOSED LAND USE	Residential Elderly Housing	
* UNIT TYPE	One Story Elderly/Single Family Duplex	
* BUILDING HEIGHT	35 feet +/-	
* GREEN AREA	50 feet	183,840sf
* NUMBER OF DWELLING UNITS/ACRE	180,893sf	4.08
* LOT COVERAGE	54	60%
* PARKING	N/A	
* BUILDING SETBACK AT ROAD	(22) 1/2 Space /Unit	135 (Garage, Driveway & Street)
* BUILDING SIDE YARD SETBACK	30 feet	43 feet (min)
* BUILDING FRONT SETBACK	12 feet	12 feet (min)
* BUILDING REAR SETBACK	20 feet	22 feet (min)

NUMBER	DIRECTION	DISTANCE
L30	S 52°18'54" E	86.7804 M
L31	N 44°55'22" W	86.0805 M
L32	S 86°04'43" W	88.8589 M
L33	N 88°08'14" W	101.8620 M
L35	S 70°02'47" E	58.0435 M

ARC LENGTH	CHORD	BEARING
142.8	142.8	S 87°38'02" E
142.8	142.8	S 87°38'02" E





LEGEND

Empty circle: Empty Tree

Shaded circle: Empty Evergreen Tree

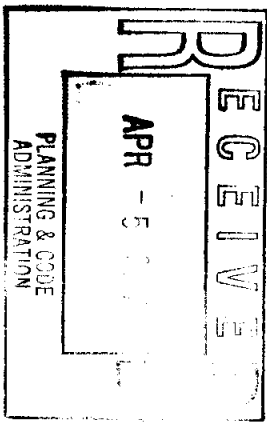
Circle with a central dot: Canopy Tree

Circle with a central dot and a ring: Ornamental Tree

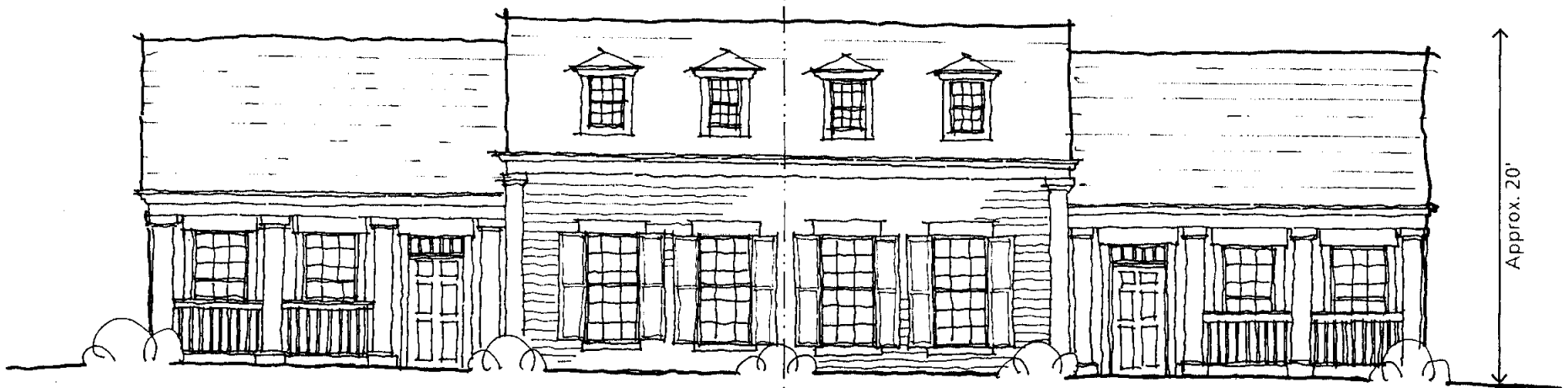
Circle with a central dot and a ring and a star: Evergreen Tree

Small solid circle: Unavailable Space

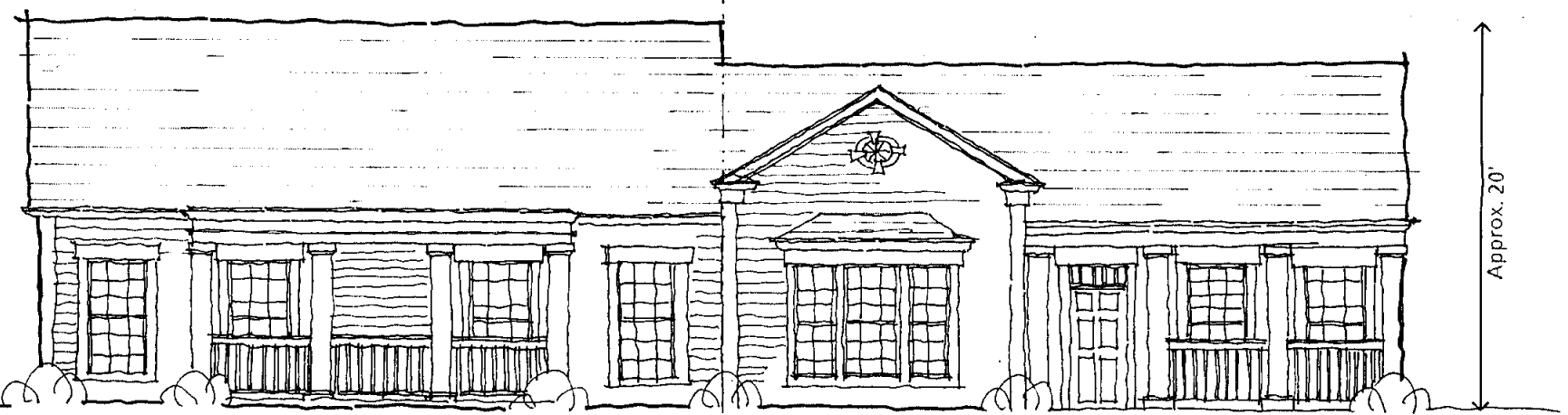
EXHIBIT
#12



Duplex Elevation A



Duplex Elevation B



Duplex Elevation C

Exhibit #13
1/18/07
PENGAD 800-631

1/4" = 1'-0"

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March 08, 2007

Conceptual Elevations

ASBURY METHODIST VILLAGE
TORTI GALLAS AND PARTNERS

ASBURY NORTH VILLAGE